



City of Seattle

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**Department of Planning and Development**

Diane M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3011755

**Applicant Name:** Rebecca Proudman, Seattle Housing Authority

**Address of Proposal:** 4412 M L King Jr Way South

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: X) 12,744 sq. ft. and Y) 21,311 sq. ft.

The following approval is required:

**Short Subdivision** - to divide one parcel into two parcels of land.  
(Seattle Municipal Code Chapter 23.24.040)

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS  
☐ DNS with conditions  
☐ DNS involving non-exempt grading or demolition, or  
involving another agency with jurisdiction.

**BACKGROUND DATA**

**Site Description and Area Development**

The site is located on the east side of M L King Jr. Way South, between South Genesee Street and South Oregon Street. The site is split-zoned LR3 R/C (Lowrise Residential 3 Residential/commercial) for the northern portion and NC1-40 (Neighborhood Commercial with a 40 foot height limit) for the southern portion. The site is not improved with any structures. The applicant proposes to subdivide one parcel into two parcels of land. Zoning in the immediate vicinity is LR3 RC, NC1-40 and NC2-40. The NC zones are located to the south of the site.

Proposal Description

Proposed parcel sizes are: X) 12,744 sq. ft. and Y) 21,311 sq. ft.

Public Comments

No comment letters were received during the official public comment period which ended May 11, 2011.

**ANALYSIS - SHORT SUBDIVISION**

SMC Section 23.24.040 provides that the director shall use the following criteria to determine whether to grant, condition, or deny a short plat application:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection, as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit Subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing; and*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Based upon information provided by the applicant; review and approval of access, drainage and zoning within the Department of Planning and Development (DPD), the review and approval from the Seattle Public Utilities (SPU), Seattle Fire Department (SFD), and Seattle City Light; and review by the Land Use Planner, the following findings are made with respect to the criteria cited above:

1. The proposed parcels provide adequate buildable area to meet Land Use Code development standards.
2. Vehicular access is allowed from South Genesee Street and South Oregon Street and an easement for vehicular ingress/egress from South Genesee Street also exists. The Seattle Fire Department has approved this proposed short plat.
3. Seattle City Light has reviewed this short plat and does not require any new easements for electrical service.

4. This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle and availability of service is assured subject to standard conditions of utility extension. The project has received a Water Availability Certificate 20110285 issued April 20, 2011. Site utilities were installed as part of the Holly Park redevelopment. The public use and interests are served by permitting the proposed division of land. The proposal meets all applicable criteria for approval of a short plat as discussed under Criteria 1, 2, and 3 of this analysis.
5. This site is not an environmentally critical area as defined in SMC 25.09.100; therefore, criterion #5 is not applicable to this application.
6. The proposed division of land is designed to maximize the retention of trees.
7. The provisions of SMC Section 23.24.045 address development standards and provisions for Unit Subdivisions. The project is not a unit lot subdivision proposal.
8. The lot is not developed; therefore, criterion #8 is not applicable to this application.

#### Summary

The lots to be created by this short subdivision will meet all minimum standards of the zone set forth in the Land Use Code, and are consistent with applicable policy guidelines. This short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions.

#### **DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision **GRANTED**.

#### **CONDITIONS - SHORT SUBDIVISION**

None

Signature: \_\_\_\_\_ (signature on file) Date: June 2, 2011

Darlene Edwards, Senior Land Use Planner  
Department of Planning and Development  
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